

FHA Commercial Mortgage Portfolio





Table of Contents

Table 1. FHA Multifamily Apartments Insured Portfolio, Transitions within Portfolio	3
Table 2. FHA Multifamily Apartments Pipeline Summary	5
Table 3. FHA Multifamily Apartments 60+ Day Default Rate	8
Table 4. FHA Residential Care Facilities Insured Portfolio, Transitions within Portfolio	10
Table 5. FHA Residential Care Facilities Pipeline Summary	12
Table 6. FHA Residential Care Facilities 60+ Day Default Rate	13
Table 7. FHA Hospital Facilities Insured Portfolio, Transitions within Portfolio	15
Table 8. FHA Hospital Facilities Pipeline Summary	17
Table 9. FHA Hospital Facilities 60+ Day Default Rate	18
Table of Figures	
Figure 1: FHA Multifamily Apartments Insurance-in-Force and Count, Last 2 Years	4
Figure 2: FHA Multifamily Apartments Endorsement UPB and Count for All Risk Categories for Last 2 Years	7
Figure 3: FHA Multifamily Apartments Endorsement Amount by Risk Category for Last 2 Years	7
Figure 4: FHA Multifamily Apartments Default UPB and Count for Last 2 Years	9
Figure 5: FHA Residential Care Facilities Insurance-in-Force and Count, Last 2 Years	11
Figure 6: FHA Residential Care Facilities Default UPB and Count for Last 2 Years	14
Figure 7: FHA Hospital Facilities Insurance-in-Force and Count, Last 2 Years	16
Figure 8: FHA Hospital Facilities Default UPB and Count for Last 2 Years	19

Insured Portfolio	Number of Loans	Loan Balance (\$ millions)
Insurance in Force (Beginning)	11,235	111,509.4
Terminations	(138)	(1,316.4)
Claims	(1)	(3.2)
Regular Claim	(1)	(3.2)
Mark to Market	0	0.0
Partial Payment Claim	0	0.0
Maturity	(1)	0.0
Prepayment	(91)	(695.5
Refinanced with FHA Loans	(45)	(617.7)
New Endorsements	80	1,510.9
New Business	16	360.0
221(d)(3) ^a	0	0.0
221(d)(4) ^b	7	261.4
223(a)(7) ^c	0	0.0
241 ^e	0	0.0
542(b) New Construction ^f	0	0.0
542(c) New Construction ^g	8	53.6
223(d) ^h	0	0.0
Other Rental ⁱ	1	45.0
Refinance	64	1,150.9
223(a)(7) ^c	15	268.8
223(f) ^d	48	880.7
241 ^e	0	0.0
542(b) Refinance ^f	0	0.0
542(c) Refinance ^g	1	1.4
223(d) ^h	0	0.0
Amortization / Principal Reduction	na	(160.3
Insurance in Force (Ending)	11,177	111,543.5
Defaults		
60+ Day Defaults (Beginning)	29	443.0
No Longer in Default	(4)	(110.1
Reinstated	(2)	(90.7)
Default to Delinquent	(1)	(16.2
Terminated Defaults	(1)	(3.2
Continuing Defaults	25	332.9
New 60+ Day Defaults	3	7.4
Amortization / Principal Reduction	na	(1.8
60+ Day Defaults (Ending)	28	338.4

na = not applicable.

NOTE 1: Data are for August 3, 2021 - September 1, 2021.

NOTE 2: The previously reported MF default data may have changed because we now consider the CARES Act forbearance exit date.

^a Section 221(d)(3): Insures mortgage loans in order to facilitate the new construction or rehabilitation of multifamily rental, cooperative housing, or single-room occupancy facilities (SROs) for moderate-income households, the elderly, and people with disabilities for up to 100 percent of replacement costs for public, nonprofit, and cooperative mortgagors.

^b Section 221(d)(4): Insures mortgage loans in order to facilitate the new construction or rehabilitation of multifamily rental, cooperative housing, or single-room occupancy facilities (SROs) for moderate-income households, the elderly, and people with disabilities for up to 90 percent of replacement costs irrespective of the type of mortgagor.

^c Section 223(a)(7): Permits refinancing of an existing loan to reduce interest rate and/or extend amortization

period in order to reduce risk of default.

d Section 223(f): Insures mortgage loans to facilitate the purchase or refinancing of existing multifamily rental housing.

e Section 241: Insures mortgage loans to finance repairs, additions, and improvements to multifamily rental housing with FHA-insured first mortgages or HUD-held mortgages.

Section 542(b): Authorizes HUD to enter into reinsurance agreements with Fannie Mae, Freddie Mac, qualified financial institutions (QFIs), and the Federal Housing Finance Board.

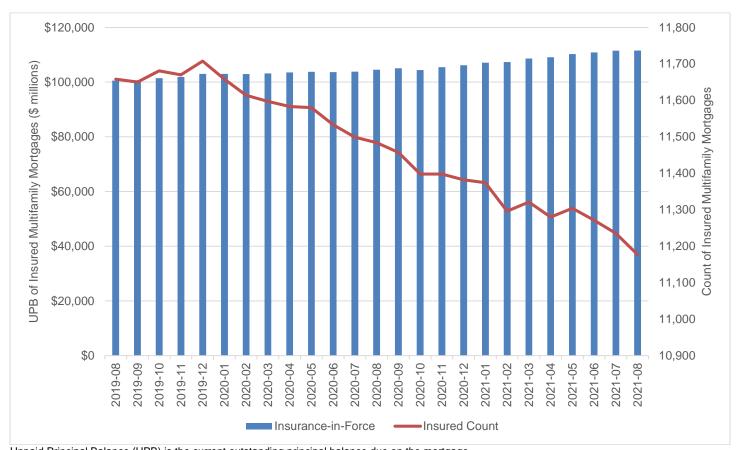
9 Section 542(c): Enables HUD to carry out a program in conjunction with qualified state and local housing finance agencies (HFAs) to provide federal credit enhancement for loans for affordable multifamily housing through a system of risk-sharing agreements.

h Section 223(d): Insures two-year operating loss loans that cover operating losses during the first 2 years after completion (or any other 2-year period within the first 10 years after completion) of multifamily projects with a HUD-insured first mortgage.

Other Rental: Mortgage loan insurance for Mobile Home Courts (Section 207), Management Cooperative (Section 213), Consumer Cooperative (Section 213(i)), Urban Renewal Housing (Section 220), and Elderly Housing (Section 231).

SOURCE: U.S. Department of HUD/FHA, September 2021.

Figure 1: FHA Multifamily Apartments Insurance-in-Force and Count, Last 2 Years



Unpaid Principal Balance (UPB) is the current outstanding principal balance due on the mortgage. SOURCE: U.S. Department of HUD/FHA, September 2021.

Table 2. FHA Multifamily Apartments Pipeline Summary

	Aug 2	2021	Aug :	Aug 2020		I to-date	FY 2020 to-date		FY 2020 Final	
	Number of Loans	Loan Balance (\$ millions)	Number of Loans	Loan Balance (\$ millions)	Number of Loans	Loan Balance (\$ millions)	Number of Loans	Loan Balance (\$ millions)	Number of Loans	Loan Balance (\$ millions)
Applications	123	2,885.3	254	5,347.1	2,186	47,812.7	1,903	39,750.3	2,174	45,388.3
221(d)(3) ^a , 223(d) ^b , 241(a) ^c	1	1.0	0	0.0	7	126.5	9	79.2	10	87.1
221(d)(4) ^d	35	1,212.1	35	928.7	453	14,279.5	336	9,178.6	381	10,421.3
223(a)(7) ^e	7	84.1	66	1,160.6	357	6,424.2	500	8,679.4	572	9,971.9
223(f) ^f	74	1,408.9	144	3,055.9	1,243	23,979.6	950	18,914.5	1,085	21,532.9
542 Risk Share ^{g,h}	4	102.0	5	50.6	98	2,214.4	80	1,860.5	90	2,044.5
Other Rental ⁱ	2	77.2	4	151.3	28	788.5	28	1,038.2	36	1,330.7
Commitments	104	1,880.9	109	2,007.5	1,584	29,629.0	992	19,422.6	1,137	21,821.3
221(d)(3) ^a , 223(d) ^b , 241(a) ^c	0	0.0	1	1.6	11	105.9	4	40.0	4	40.0
221(d)(4) ^d	14	448.6	12	268.2	203	4,644.8	191	4,855.5	208	5,302.9

837.8

814.5

85.4

0.0

0.0

497.2

463.8

67.5

0.0

1.038.9

2,067.4

42

47

7

0

0

19

26

52

7

104

6.739.4

16,042.5

1,541.9

26,102.6

4,590.4

7.214.7

12.887.6

995.6

382.9

554.5

31.3

414

855

87

14

5

185

412

639

74

10

1,325

4,513.9

8,704.2

1,125.0

16,973.0

4,898.0

3.114.8

7.887.3

884.7

133.9

184.0

54.2

324

526

68

7

5

996

201

224

484

76

5,457.0

9,532.2

1,244.7

19,012.0

5,181.0

3.777.0

8.862.0

1,003.9

133.9

244.4

54.2

266

466

60

5

5

889

189

182

438

69

320.1

979.8

132.4

1,157.1

0.0

0.0

283.8

127.4

672.9

51.2

21.7

19

61

10

0

66

0

8

8

39

10

223(a)(7)e

542 Risk Shareg,h

221(d)(3)^a, 223(d)^b, 241(a)^c

Other Rentali

Endorsements

221(d)(4)d

223(a)(7)e

542 Risk Shareg,h

Other Rentali

223(f)f

223(f)f

^a Section 221(d)(3): Insures mortgage loans in order to facilitate the new construction or rehabilitation of multi-family rental, cooperative housing, or single-room occupancy facilities (SROs) for moderate-income households, the elderly, and people with disabilities for up to 100 percent of replacement costs for public, nonprofit, and cooperative mortgagors.

^b Section 223(d): Insures two-year operating loss loans that cover operating losses during the first 2 years after completion (or any other 2-year period within the first 10 years after completion) of multifamily projects with a HUD-insured first mortgage.

^{°241(}a): Insures mortgage loans to finance repairs, additions, and improvements to multifamily rental housing and health care facilities with FHA-insured first mortgages or HUD-held mortgages.

d Section 221(d)(4): Insures mortgage loans in order to facilitate the new construction or rehabilitation of multi-family rental, cooperative housing, or single-room occupancy facilities (SROs) for moderate-income households, the elderly, and people with disabilities for up to 90 percent of replacement costs irrespective of the type of mortgagor.

e Section 223(a)(7): Permits refinancing of an existing loan to reduce interest rate and/or extend amortization period in order to reduce risk of default.

⁹ Section 542(b): Authorizes HUD to enter into reinsurance agreements with Fannie Mae, Freddie Mac, qualified financial institutions (QFIs), and the Federal Housing Finance Board. The agreements provide for risk-sharing on a 50-50 basis. Currently, only Fannie Mae and Freddie Mac have active risk-sharing programs with HUD.

^h Section 542(c): Enables HUD to carry out a program in conjunction with qualified state and local housing finance agencies (HFAs) to provide federal credit enhancement for loans for affordable multifamily housing through a system of risk-sharing agreements. Agreements provide for risk-sharing between 10 percent and 90 percent.

Other Rental: Mortgage loan insurance for Mobile Home Courts (Section 207), Management Cooperative (Section 213), Consumer Cooperative (Section 213(i)), Urban Renewal Housing (Section 220), and Elderly Housing (Section 231).

SOURCE: U.S. Department of HUD/FHA, September 2021.

^f Section 223(f): Insures mortgage loans to facilitate the purchase or refinancing of existing multifamily rental housing. These projects may have been financed originally with conventional or FHA-insured mortgages. Properties requiring substantial rehabilitation are not eligible for mortgage insurance under this program. HUD permits the completion of non-critical repairs after endorsement for mortgage insurance.

\$4,000 200 Millions 180 \$3,500 Endorsement UPB (\$ millions) 160 \$3,000 140 **Endorsement Count** \$2,500 120 100 \$2,000 80 \$1,500 60 \$1,000 40 \$500 20 \$0 2019-09 2019-10 2019-12 2020-02 2020-03 2020-04 2020-05 2020-06 2020-08 2020-09 2020-10 2020-12 2021-03 2021-05 2020-07 2021-04 2019-08 2019-11 2020-01 2020-11 2021-01 **Endorsement Month** Endorsement Amount Endorsement Count

Figure 2: FHA Multifamily Apartments Endorsement UPB and Count for All Risk Categories, Last 2 Years

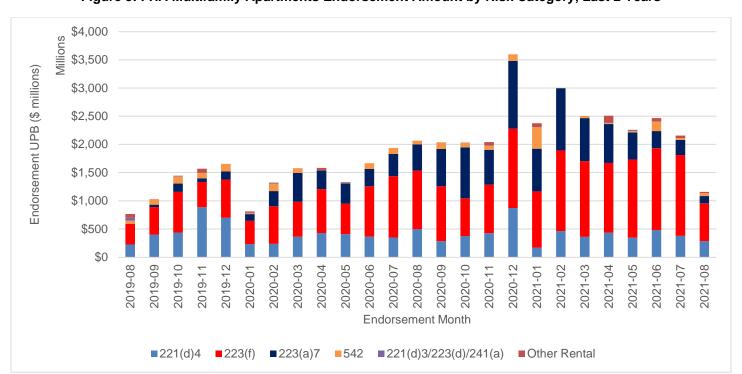


Figure 3: FHA Multifamily Apartments Endorsement Amount by Risk Category, Last 2 Years

Unpaid Principal Balance (UPB) is the current outstanding principal balance due on the mortgage.

Other Rental: Mortgage Ioan Insurance for Mobile Home Courts (Section 207), Management Cooperative (Section 213), Consumer Cooperative (Section 213(i)), Urban Renewal Housing (Section 220) and Elderly Housing (Section 231).

SOURCE: U.S. Department of HUD/FHA, September 2021.

2018	Table 3. FHA Multifamily Apartments 60+ Day Default Rate						
Sep 0.08	Calendar Year	Month	Default Rate ^a (%)				
Oct	2018	Aug	0.13				
Nov Dec O.11		Sep	0.09				
Dec 0.1: 2019 Jan 0.1: Feb 0.1: Mar 0.1: Apr 0.1: Apr 0.1: May 0.0: Jun 0.1: Jul 0.0: Aug 0.0: Sep 0.0: Oct 0.0: Nov 0.0: Dec 0.0: Mar 0.0: Apr 0.2: May 0.3: Jun 0.6: Jul 0.6: Aug 0.9 Sep 1.0: Oct 1.0: May 0.9 Sep 1.0: Oct 1.0: Nov 0.9 Sep 0.0: Apr 0.2: May 0.9 Sep 1.0: Oct 1.0: Nov 0.9 Sep 0.9: Sep 0.0: Oct 1.0: Nov 0.9 Sep 0.9: Sep 0.0: Oct 1.0: Nov 0.9 Sep 0.9: Sep 0.9: Oct 1.0: Nov 0.9: Sep 0.9: Oct		Oct	0.08				
Dec		Nov	0.10				
Feb 0.12 Mar 0.13 Apr 0.14 Apr 0.16 May 0.00 Jun 0.16 Jul 0.00 Aug 0.00 Sep 0.00 Oct 0.00 Nov 0.00 Dec 0.00 Mar 0.00 Apr 0.20 May 0.33 Jun 0.66 Jul 0.66 Aug 0.9 Sep 1.02 Oct 1.08 Nov 0.9 Sep 1.02 Oct 1.08 Nov 1.08 Nov 1.08 Nov 1.08 Nov 1.08 Nov 1.08 Nov 1.08 Mar 0.99 Sep 1.09 Sep 1.07 Sep 1.09 Sep 0.99 Sep 1.09 Sep 1.09 Sep 1.09 Sep 1.09 Sep 1.09 Sep 0.99 Sep 0.99 Sep 0.99 Sep 0.99 Sep 0.99		Dec	0.11				
Mar 0.13 Apr 0.14 May 0.00 Jun 0.10 Jul 0.00 Aug 0.00 Sep 0.00 Oct 0.00 Nov 0.03 Dec 0.00 Mar 0.00 Apr 0.20 May 0.33 Jun 0.60 Jul 0.60 Jul 0.60 Aug 0.9 Sep 1.03 Oct 1.09 Nov 1.09 Dec 0.99 2021 Jan 0.90	2019	Jan	0.12				
Apr 0.14 May 0.06 Jun 0.10 Jul 0.06 Aug 0.00 Sep 0.09 Oct 0.00 Nov 0.00 Dec 0.00 Mar 0.00 Mar 0.00 Apr 0.20 May 0.33 Jun 0.66 Jul 0.66 Jul 0.66 Aug 0.99 Sep 1.03 Oct 1.08 Nov 1.08 Nov 1.08 Mar 0.99 Sep 0.09		Feb	0.12				
May Jun O.04 Aug Sep O.05 Oct Nov Dec O.07 Apr May Jun O.06 Aug O.07 Apr May O.08 Aug O.09 Apr May O.09 Sep Oct Nov O.09 Apr Apr O.20 May O.33 Jun O.66 Aug O.99 Sep Oct Nov Dec O.99 Sep Oct Nov Dec O.99 Apr O.99 Apr O.99 Aug O.9		Mar	0.13				
Jun 0.10 Jul 0.00 Aug 0.00 Sep 0.00 Oct 0.00 Nov 0.00 Dec 0.00 2020 Jan 0.00 Mar 0.00 Mar 0.00 May 0.33 Jun 0.60 Jul 0.60 Jul 0.60 Aug 0.99 Sep 1.03 Oct 1.09 Nov 1.09 Dec 0.99 2021 Jan 0.90 Feb 0.80 Mar 0.75		Apr	0.14				
Jul 0.04 Aug 0.06 Sep 0.09 Oct 0.07 Nov 0.03 Dec 0.09 Mar 0.00 Mar 0.07 Apr 0.20 May 0.33 Jun 0.66 Jul 0.66 Aug 0.99 Sep 1.03 Oct 1.09 Nov 1.09 Dec 0.94 2021 Jan 0.96 Mar 0.97 Sep 1.07 Nov 1.08 Mar 0.97		May	0.08				
Aug 0.00 Sep 0.01 Oct 0.02 Nov 0.03 Dec 0.00 2020 Jan 0.00 Mar 0.00 Apr 0.20 May 0.33 Jun 0.60 Jul 0.60 Aug 0.99 Sep 1.03 Oct 1.09 Nov 1.09 Dec 0.99 2021 Jan 0.90 Feb 0.80 Mar 0.79		Jun	0.10				
Sep 0.09 Oct 0.00 Nov 0.00 Dec 0.00 2020 Jan 0.00 Keb 0.00 Mar 0.00 Mar 0.00 May 0.33 Jun 0.66 Jul 0.66 Jul 0.66 Aug 0.99 Sep 1.02 Oct 1.09 Nov 1.09 Dec 0.99 2021 Jan 0.90 Feb 0.86 Mar 0.79		Jul	0.04				
Oct		Aug	0.06				
Nov 0.03 Dec 0.07 2020 Jan 0.06 Feb 0.06 Mar 0.07 Apr 0.26 May 0.33 Jun 0.66 Jul 0.66 Aug 0.9 Sep 1.09 Oct 1.09 Nov 1.09 Dec 0.94 2021 Jan 0.96 Mar 0.79		Sep	0.09				
Dec 0.00 2020 Jan 0.00 Feb 0.00 Mar 0.00 Apr 0.20 May 0.32 Jun 0.60 Jul 0.66 Aug 0.99 Sep 1.00 Oct 1.09 Nov 1.09 Dec 0.94 2021 Jan 0.96 Mar 0.79		Oct	0.04				
2020 Jan 0.00 Feb 0.00 Mar 0.00 Apr 0.20 May 0.33 Jun 0.60 Jul 0.60 Aug 0.99 Sep 1.00 Oct 1.00 Nov 1.00 Dec 0.94 2021 Jan 0.90 Feb 0.80 Mar 0.79		Nov	0.03				
Feb 0.00 Mar 0.07 Apr 0.20 May 0.33 Jun 0.60 Jul 0.66 Aug 0.99 Sep 1.03 Oct 1.09 Nov 1.09 Dec 0.99 2021 Jan 0.90 Feb 0.86 Mar 0.79		Dec	0.07				
Mar 0.00 Apr 0.20 May 0.32 Jun 0.66 Jul 0.66 Aug 0.99 Sep 1.00 Oct 1.09 Nov 1.09 Dec 0.99 2021 Jan 0.90 Feb 0.86 Mar 0.79	2020	Jan	0.06				
Apr 0.20 May 0.33 Jun 0.66 Jul 0.66 Aug 0.9 Sep 1.02 Oct 1.09 Nov 1.09 Dec 0.94 2021 Jan 0.96 Feb 0.86 Mar 0.79		Feb	0.06				
May 0.33 Jun 0.66 Jul 0.67 Aug 0.99 Sep 1.00 Oct 1.09 Nov 1.09 Dec 0.99 2021 Jan 0.90 Feb 0.86 Mar 0.79		Mar	0.07				
Jun 0.66 Jul 0.66 Aug 0.9 Sep 1.02 Oct 1.09 Nov 1.09 Dec 0.94 2021 Jan 0.96 Feb 0.86 Mar 0.79		Apr	0.20				
Jul 0.68 Aug 0.99 Sep 1.00 Oct 1.09 Nov 1.09 Dec 0.99 2021 Jan 0.90 Feb 0.80 Mar 0.79		May	0.32				
Aug 0.9 Sep 1.02 Oct 1.09 Nov 1.09 Dec 0.94 2021 Jan 0.96 Feb 0.86 Mar 0.79		Jun	0.60				
Sep 1.02 Oct 1.09 Nov 1.09 Dec 0.99 2021 Jan 0.90 Feb 0.80 Mar 0.79		Jul	0.68				
Oct 1.09 Nov 1.09 Dec 0.94 2021 Jan 0.96 Feb 0.86 Mar 0.79		Aug	0.91				
Nov 1.09 Dec 0.99 2021 Jan 0.90 Feb 0.80 Mar 0.79		Sep	1.02				
Dec 0.94 2021 Jan 0.96 Feb 0.86 Mar 0.79		Oct	1.09				
2021 Jan 0.90 Feb 0.80 Mar 0.79		Nov	1.05				
Feb 0.86 Mar 0.79		Dec	0.94				
Mar 0.79	2021	Jan	0.90				
		Feb	0.86				
Apr 0.6		Mar	0.79				
1 I		Apr	0.67				
May 0.58		May	0.58				
Jun 0.53		Jun	0.53				
Jul 0.40		Jul	0.40				
Aug 0.30		Aug	0.30				

^a The percentage of the total outstanding balance of FHA-insured multifamily loans that are 60 days or more past due. NOTE: The previously reported MF default data may have changed because we now consider the CARES Act forbearance exit date. SOURCE: U.S. Department of HUD/FHA, September 2021.

\$1,400 70 \$1,200 60 \$1,000 50 UPB (\$ millions) \$800 40 30 \$600 \$400 20 \$200 2021-02 2021-04 2020-12 2020-01 2019-11 2020-02 2020-05 2020-06 2020-08 2020-09 2020-10 2021-03 2021-05 2021-06 2019-08 2019-09 2019-10 2019-12 2020-03 2020-04 2020-07 2020-11 2021-01 ■ Default UPB Default Count

Figure 4: FHA Multifamily Apartments Default UPB and Count, Last 2 Years

Unpaid Principal Balance (UPB) is the current outstanding principal balance due on the mortgage.

 $NOTE: The \ previously \ reported \ MF \ default \ data \ may \ have \ changed \ because \ we \ now \ consider \ the \ CARES \ Act \ for bearance \ exit \ date.$

SOURCE: U.S. Department of HUD/FHA, September 2021.

Table 4. FHA Residential Care Facilities Insured Portfolio, Transitions within Portfolio						
Insured Portfolio	Number of Loans	Loan Balance (\$ millions)				
Insurance in Force (Beginning)	3,805	32,777.1				
Terminations	(26)	(203.0)				
Claims	(3)	(24.0)				
Regular Claim	(3)	(24.0)				
Mark to Market	0	0.0				
Partial Payment Claim	0	0.0				
Maturity	0	0.0				
Prepayment	(16)	(122.8)				
Refinanced with FHA Loans	(7)	(56.2)				
New Endorsements	17	226.1				
New Business	0	0.0				
223(d) ^a	0	0.0				
232 New Construction ^b	0	0.0				
241°	0	0.0				
Refinance	17	226.1				
223(d) ^a	0	0.0				
232 Refinance ^b	17	226.1				
Amortization / Principal Reduction	na	(66.5)				
Insurance in Force (Ending)	3,796	32,733.7				
Defaults						
60+ Day Defaults (Beginning)	79	659.8				
No Longer in Default	(4)	(33.3)				
Reinstated	(1)	(9.3)				
Default to Delinquent	0	0.0				
Terminated Defaults	(3)	(24.0)				
Continuing Defaults	75	626.6				
New 60+ Day Defaults	8	29.8				
Amortization / Principal Reduction	na	(1.4)				
60+ Day Defaults (Ending)	83	655.0				

na = not applicable.

NOTE: Data are for August 3, 2021 – September 1, 2021.

^a Section 223(d): Insures 2-year operating loss loans that cover operating losses during the first 2 years after completion (or any other 2-year period within the first 10 years after completion) of residential care projects with a HUD-insured first mortgage.

^b Section 232: Insures loans to finance nursing homes, assisted living facilities, and board and care facilities.

[°] Section 241: Insures loans to finance repairs, additions, and improvements to residential care facilities with FHA-insured first mortgages or HUD-held mortgages.
SOURCE: U.S. Department of HUD/FHA, September 2021.

\$33,500 3,900 UPB of Insured Residential Care Facilities Mortgages (\$ Count of Insured Residential Care Facilities Mortgages \$33,000 3,850 \$32,500 \$32,000 3,800 \$31,500 millions) \$31,000 3,750 \$30,500 \$30,000 3,700 \$29,500 3,650 \$29,000 2021-08 2019-10 2019-12 2020-05 2020-06 2020-08 2020-09 2020-10 2020-12 2021-02 2021-03 2021-04 2021-05 2021-06 2019-09 2019-11 2020-01 2020-02 2020-03 2020-04 2020-07 2020-11 2021-01 2021-07 Insurance-in-Force Insured Count

Figure 5: FHA Residential Care Facilities Insurance-in-Force and Count, Last 2 Years

Table 5. FHA Residential Care Facilities Pipeline Summary

	Aug 2	2021	Aug 2	Aug 2020		FY 2021 to-date		to-date	FY 2020 Final	
	Number of Loans	Loan Balance (\$ millions)	Number of Loans	Loan Balance (\$ millions)	Number of Loans	Loan Balance (\$ millions)	Number of Loans	Loan Balance (\$ millions)	Number of Loans	Loan Balance (\$ millions)
Applications ^a	45	407.7	118	1,666.4	657	7,469.1	635	8,889.3	694	9,551.0
223(d) ^b	18	14.4	0	0.0	67	58.5	0	0.0	1	10.0
232 New Construction ^c	1	10.5	2	47.2	28	675.0	16	333.1	16	333.1
232 Refinance ^c	26	382.8	116	1,619.1	556	6,628.6	609	8,467.9	667	9,119.6
241 ^d	0	0.0	0	0.0	6	106.9	10	88.2	10	88.2
Commitmentse	27	287.2	36	346.9	361	4,440.4	319	3,890.4	336	4,106.2
223(d) ^b	1	1.4	0	0.0	2	2.1	1	0.8	1	0.8
232 New Construction ^c	1	21.4	0	0.0	3	73.0	5	104.9	5	104.9
232 Refinance ^c	25	264.4	35	344.0	356	4,365.3	302	3,723.6	319	3,939.4
241 ^d	0	0.0	1	2.8	0	0.0	11	61.1	11	61.1
Endorsements ^f	9	100.3	25	307.0	279	3,316.2	293	4,040.1	322	4,375.3
223(d) ^b	0	0.0	0	0.0	0	0.0	1	0.8	1	0.8
232 New Construction ^c	0	0.0	0	0.0	1	26.9	6	133.5	6	133.5
232 Refinance ^c	9	100.3	25	307.0	276	3,279.5	278	3,854.8	306	4,183.2
241 ^d	0	0.0	0	0.0	2	9.7	8	51.0	9	57.9

^a Application data may differ from data reported on the Office of Residential Care Facilities website due to data in the queue that are not yet assigned when this table is prepared.

^b Section 223(d): Insures two-year operating loss loans that cover operating losses during the first 2 years after completion (or any other 2-year period within the first 10 years after completion) of residential care projects with a HUD-insured first mortgage.

[°] Section 232: Insures loans to finance nursing homes, assisted living facilities, and board and care facilities.

^d Section 241: Insures loans to finance repairs, additions, and improvements to residential care facilities with FHA-insured first mortgages or HUD-held mortgages.

^e Commitment data may differ from data reported on the Office of Residential Care Facilities website due to differences in when the reports are created.

^f Endorsement data may differ from data reported on the Office of Residential Care Facilities website due to differences in when the reports are created. SOURCE: U.S. Department of HUD/FHA, September 2021.

Table 6. FHA Residential Care Facilities 60+ Day Default Rate						
Calendar Year	Month	Default Rate ^a (%)				
2018	Aug	1.17				
	Sep	1.19				
	Oct	1.16				
	Nov	1.19				
	Dec	1.34				
2019	Jan	1.35				
	Feb	1.35				
	Mar	1.34				
	Apr	1.19				
	May	1.63				
	Jun	1.70				
	Jul	1.63				
	Aug	1.83				
	Sep	1.68				
	Oct	1.76				
	Nov	1.82				
	Dec	2.04				
2020	Jan	1.78				
	Feb	1.78				
	Mar	1.87				
	Apr	1.89				
	May	2.13				
	Jun	2.00				
	Jul	2.00				
	Aug	1.91				
	Sep	1.89				
	Oct	1.93				
	Nov	2.18				
	Dec	1.75				
2021	Jan	1.75				
	Feb	1.74				
	Mar	1.69				
	Apr	1.78				
	May	1.80				
	Jun	1.78				
	Jul	2.01				
	Aug	2.00				

^a The percentage of the total outstanding balance of FHAinsured residential care loans that are 60 days or more past due. SOURCE: U.S. Department of HUD/FHA, September 2021.

\$800 90 80 \$700 70 \$600 60 \$500 UPB (\$ millions) 50 Count \$400 40 \$300 30 \$200 20 \$100 10 \$0 2021-08 2020-02 2020-04 2019-09 2019-12 2020-03 2020-05 2020-06 2020-08 2020-09 2020-10 2020-12 2021-02 2021-03 2021-04 2021-05 2021-06 2019-08 2019-10 2019-11 2020-01 2020-07 2021-01 2021-07 Default UPB Default Count

Figure 6: FHA Residential Care Facilities Default UPB and Count, Last 2 Years

Incured Portfolio	Number of Leans	Loan Balance
Insured Portfolio Insurance in Force (Beginning)	Number of Loans 88	(\$ millions 6,281.4
Terminations	0	0,201.
Claims	0	0.0
Regular Claim	0	0.0
Mark to Market	0	0.0
Partial Payment Claim	0	0.0
Maturity	0	0.0
Prepayment	0	0.0
Refinanced with FHA Loans	0	0.0
New Endorsements	1	59. ⁻
New Business	1	59.
242 Construction – Non-Portfolio Hospital ^a	0	0.0
241 Construction or Addition – Portfolio Hospital ^b	1	59. ⁻
223(a)(7) Refinancing – Portfolio Hospital ^c	0	0.0
223(f) Refinancing or Acquisition – Non-Portfolio Hospital ^d	0	0.0
Refinance	0	0.0
223(a)(7) Refinancing – Portfolio Hospital ^c	0	0.0
223(f) Refinancing or Acquisition – Non-Portfolio Hospital ^d	0	0.0
Amortization / Principal Reduction	na	(26.6
Insurance in Force (Ending)	89	6,313.9
Defaults		
60+ Day Defaults (Beginning)	0	0.0
No Longer in Default	0	0.0
Reinstated	0	0.0
Default to Delinquent	0	0.0
Terminated Defaults	0	0.0
Continuing Defaults	0	0.0
New 60+ Day Defaults	0	0.0
Amortization / Principal Reduction	na	0.0
60+ Day Defaults (Ending)	0	0.0

NOTE: Data are for August 3, 2021 – September 1, 2021.

SOURCE: U.S. Department of HUD/FHA, September 2021.

a Section 242: Provides mortgage insurance for acute care hospital facility construction loans.
b Section 241: Insures mortgage loans to finance repairs, additions, and improvements to hospital facilities with FHA-insured first mortgages or HUD-held mortgages.

c Section 223(a)(7): Permits refinancing of an existing loan to reduce interest rate and/or extend amortization period in order to

reduce risk of default.

^d Section 223(f): Insures mortgage loans to facilitate the purchase of a hospital facility or the refinancing of an existing hospital

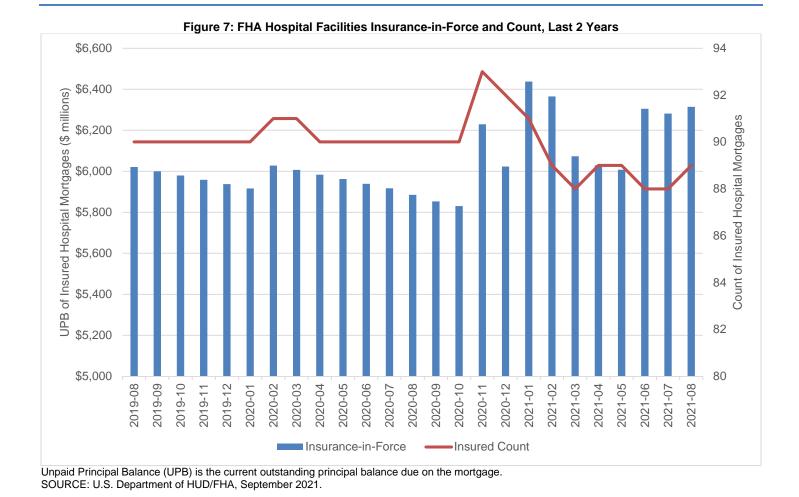


Table 8. FHA Hospital Facilities Pipeline Summary										
	Aug	2021	Aug	2020	FY 202	21 to-date	FY 202	0 to-date	FY 20	20 Final
	Number of Loans	Loan Balance (\$ millions)								
Applications ^a	0	0.0	2	327.8	7	1,028.6	5	584.0	8	883.6
242 Construction – Non-Portfolio Hospital ^b 241 Construction or Addition – Portfolio	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Hospital ^c	0	0.0	0	0.0	3	453.6	0	0.0	1	61.7
223(a)(7) Refinancing – Portfolio Hospital ^d 223(f) Refinancing or Acquisition – Non-	0	0.0	1	18.9	0	0.0	3	133.1	3	133.1
Portfolio Hospitale	0	0.0	1	308.9	4	575.0	2	450.9	4	688.8
Commitments ^f	0	0.0	0	0.0	6	1,143.7	3	412.2	6	695.7
242 Construction – Non-Portfolio Hospital ^b 241 Construction or Addition – Portfolio	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Hospital ^c	0	0.0	0	0.0	3	442.3	1	141.2	1	141.2
223(a)(7) Refinancing – Portfolio Hospital ^d 223(f) Refinancing or Acquisition – Non-	0	0.0	0	0.0	0	0.0	0	0.0	2	126.7
Portfolio Hospitale	0	0.0	0	0.0	3	701.4	2	271.0	3	427.8
Endorsements ⁹	0	0.0	1	186.4	6	878.8	4	545.6	5	702.4
242 Construction – Non-Portfolio Hospital ^b 241 Construction or Addition – Portfolio	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Hospital ^c	0	0.0	0	0.0	1	60.6	1	141.2	1	141.2
223(a)(7) Refinancing – Portfolio Hospital ^d 223(f) Refinancing or Acquisition – Non-	0	0.0	0	0.0	2	126.4	0	0.0	0	0.0
Portfolio Hospitale	0	0.0	1	186.4	3	691.8	3	404.4	4	561.2

^a Application data from previous months may change as data are added to the HUD database after the creation date of this report.

^b Section 242: Provides mortgage insurance for acute care hospital facility construction loans.

[°] Section 241: Insures mortgage loans to finance repairs, additions, and improvements to hospital facilities with FHA-insured first mortgages or HUD-held mortgages.

d Section 223(a)(7): Permits refinancing of an existing loan to reduce interest rate and/or extend amortization period in order to reduce risk of default.

^e Section 223(f): Insures mortgage loans to facilitate the purchase of a hospital facility or the refinancing of an existing hospital facility loan.

^f Commitment data from previous months may change as data are added to the HUD database after the creation date of this report.

⁹ Endorsement data from previous months may change as data are added to the HUD database after the creation date of this report.

SOURCE: U.S. Department of HUD/FHA, September 2021.

Table 9. FHA Hospital Facilities 60+ Day Default Rate						
Calendar Year	Month	Default Rate ^a (%)				
2018	Aug	0.23				
	Sep	0.22				
	Oct	0.22				
	Nov	0.22				
	Dec	0.00				
2019	Jan	0.00				
	Feb	0.00				
	Mar	0.00				
	Apr	0.00				
	May	0.00				
	Jun	0.00				
	Jul	0.00				
	Aug	0.00				
	Sep	0.00				
	Oct	0.00				
	Nov	0.00				
	Dec	0.00				
2020	Jan	0.00				
	Feb	0.00				
	Mar	0.00				
	Apr	0.00				
	May	0.00				
	Jun	0.00				
	Jul	0.00				
	Aug	0.00				
	Sep	0.00				
	Oct	0.00				
	Nov	0.00				
	Dec	0.00				
2021	Jan	1.59				
	Feb	1.61				
	Mar	0.00				
	Apr	0.00				
	May	0.00				
	Jun	0.00				
	Jul	0.00				
	Aug	0.00				

^a The percentage of the total outstanding balance of FHAinsured hospital loans that are 60 days or more past due. SOURCE: U.S. Department of HUD/FHA, September 2021.

\$120 2 \$100 \$80 UPB (\$ millions) \$60 \$40 \$20 \$0 0 2021-02 2019-12 2020-02 2020-03 2020-04 2020-05 2020-09 2020-10 2020-12 2021-01 2021-03 2021-05 2021-06 2021-07 2020-01 2020-07 2019-08 2019-09 2019-10 2020-06 2020-08 2020-11 2021-04 2021-08 2019-11 Default UPB Default Count

Figure 8: FHA Hospital Facilities Default UPB and Count, Last 2 Years